

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
MARCH 19, 2018
5:00 P.M.**

ROLL CALL

EXECUTIVE SESSION TO DISCUSS A LEGAL MATTER

APPROVAL OF THE MINUTES

1. February 19, 2018

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

13

CONSENT - ITEMS FOR DEFERRAL

16, 18, 20, 23

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-2-18 9143 South Tiger Bend Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/RU) to Industrial (I) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract S of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to Case 15-18, PA-24-17, and Case 123-17
- 3. Case 15-18 9143 South Tiger Bend Road** To rezone from Rural (R) to Light Industrial (M1) on property on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract S of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This case is related to PA-2-18, PA-24-17, and Case 123-17
- 4. PA-24-17 9163, 8900-10600 UND South Tiger Bend Road (moved from January and deferred from February 19 by the Planning Director)** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Industrial (I) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This is related to PA-2-18, Case 15-18, and 123-17
- 5. Case 123-17 9163, 8900-10600 UND South Tiger Bend Road (moved from January and deferred from February 19 by the Planning Director)** To rezone from Rural (R) to Light Industrial (M1) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This is related to PA-2-18, Case 15-18, and PA-24-17
- 6. PA-1-18 17501 Florida Boulevard** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/RU) to Commercial (C) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
This case is related to the next item
- 7. Case 14-18 17501 Florida Boulevard** To rezone from Light Commercial (LC2) to Heavy Commercial (HC1) on property located on the north side of Florida Boulevard, at the northeast quadrant of the intersection of Florida Boulevard and Riverside Park Drive, on an approximately 0.25 acre portion of a 12.5-acre tract, known as the Jessie Kline Property. Section 70, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
This case is related to the previous item

8. **TA-1-18 Chapter 20, Definitions** To revise existing definitions and add new within the Unified Development Code, Chapter 20 related to the Flood Ordinance in an effort to simplify and strengthen regulations for greater protection from flooding.
9. **Case 3-18 319 and 325 North 26th Street (Deferred from February 19 by Councilwoman Wicker)** To rezone from Limited Residential (A3.1) to Heavy Commercial (HC2) on property located on the west side of North 26th Street, north of Florida Street, on Lot 7-A, Block 18 of Duchien Place Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
10. **Case-12-18 4333, 4343 South Sherwood Forest Boulevard** To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the east side of South Sherwood Forest Boulevard, to the south of Lake Sherwood Avenue South, on a portion of Lot 13-A of Lake Sherwood Commercial Complex. Section 51, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
11. **Case 13-18 12220 Old Hammond Highway** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the south side of Old Hammond Highway, to the east of Boulevard de Province, on a portion of Tract B of the Wallace Heck Property. Section 38, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
12. **ISPUD-1-18 Electric Depot-Building** A proposed entertainment center with alcohol sales located on the north side of Government Street, and east of South 15th Street on Lot GSU-2, part of the Magnesaville Subdivision Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker) [Application](#)
13. **SPUD-3-17 Arless (Deferred from February 19 by Councilman Watson)** A proposed low-density single family residential development located on the northeast corner of Carter Avenue and Old Hammond Highway, on Lots 1, 2, 3-A, 4-A, 5 of the Day-Hutchinson property, Lots 6 and 7 of the Hutchinson and Day Subdivision, and Tract A of the Fair Day Estates Subdivision. Section 83 and 88, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
Withdrawn by the applicant on February 21, 2018

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

14. **SPUD-5-00 Mount Hope Plantation (Renewal) (Deferred from February 19 by Councilwoman Freiberg)** A renewal of an expired development plan located on the north side of Highland Road and east of Albert Hart Drive, on an Undesignated Tract and the J. Hammatt Tract, being a portion of Anna Young Hammatt Property. Section 65, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
15. **SPUD-6-14 Park 7 Apartments Revision 3** A revision to update/reduce the total number of required parking spaces, reduce the number of compact spaces, and add

an interior access gate to parking garage located on the northwest of East Boyd Drive, between Dodson Avenue and Swire Avenue, on Lot P-7 of the University View Homesites Subdivision. Section 66 and 67, T7S, R1W, GLD, EBRP, LA (Council District 12- Freiberg) [Application](#)

16. PUD-1-04 **The Park at Willow Grove, The Settlement at Willow Grove Final Development Plan (Deferred from February 19 by the Planning Director)** Proposed amenities clubhouse and pool with parking lot on property located to the north of the intersection of Lane's End and Willow Grove Boulevard, on Tract CH-1 of the Settlement of Willow Grove, Phase II, 3rd Filing, Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
This case is related to the next item
Deferred to April 16 by Councilman Watson
17. PUD-1-04 **Willow Grove Plantation, The Settlement at Willow Grove Final Development Plan (Deferred from February 19 by the Planning Director)** A proposed bed and breakfast with an office and event center on property located to the east of Willow Grove Boulevard, between Cypress Barn Drive and Petit Pierre Avenue, on Tract WG-3 and WG-B-1-A-1-B of the Settlement of Willow Grove. Section 56, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
This case is related to the previous item
18. PUD-2-00 **Whataburger, Burbank University Final Development Plan** A proposed restaurant with drive thru located on property at the south side of Burbank Drive and west of Ben Hur Road on Tract C-1-A-1-A-3-C-1 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
Deferred to April 16 by the Planning Director
19. PUD-17-06 **Phase 1, Part 3B, The Preserve at Harveston Final Development Plan** A proposed plan to establish lot layout for residential homes and a proposed pond on property located east of Bluebonnet Boulevard and south of Highland Road, on the Remainder of Tract Y-5-A of the Longwood & Burtville Property. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
20. TND-1-07 **Phase 1C Revision 1, Rouzan Final Development Plan** A proposed revision to provide three retail buildings and one mixed use building with a parking garage on property located South of Perkins Road, east of Glasgow Avenue, on Lot RZ-4 and a portion of Lot RZ-3 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
Deferred to April 16 by the Planning Director
21. CUP-2-13 **United Christian Faith Ministries Gymnasium Center (9229 North Ridgewood Drive) (Deferred from February 19 by the Planning Director)** A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of

the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)

- 22. S-2-18 Kimbleton Estates, 3rd Filing (Deferred from February 19 by Councilman Hudson)** A proposed subdivision of property located east of Kimbleton Avenue, north of Jefferson Highway, on Tracts A-1 and A-2 of the Kimbleton Estates Subdivision, 2nd Filing. (Council District 9-Hudson) [Application](#)
- 23. SS-1-18 J. P. Creaghan Property** A proposed five lot subdivision, and dedication of a private street, located to the west of Puligny Avenue, north of Hoo Shoo Too Road, on Tract Z-1-C of the J. P. Creaghan Property (Council District 9-Hudson) [Application](#)
Deferred to April 16 by the Planning Director
- 24. DP-1-18 637 St. Ferdinand Street** A proposed demolition of a building over 50 years old in the Downtown Development District located on the northeast quadrant of the intersection of St. Ferdinand Street and Europe Street, on Lot 3, Block 33 of Beauregard Town. (Council District 10-Wicker) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN